

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0231 – 7219 Mowinkle (Gloyd / Quiroz Rezoning)

REQUEST: Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7219 Mowinkle Drive (Williamson Watershed) from development reserve (DR) district zoning to single family residence large lot - conditional overlay (SF-1-CO) combining district zoning. Zoning and Platting Commission Recommendation: To deny general single family residence large lot (SF-1) district zoning.

APPLICANT/AGENT: Frie Planning and Consulting (Ross Frie)

OWNER: Bobby Gloyd and Danny Quiroz

DATE OF FIRST READING: First reading approved SF-1-CO on 4/5/7 on 7-0.

ZONING AND PLATTING COMMISSION ACTION: February 13, 2007: Recommended denial of SF-1 (8-1; Dealey: nay)

ISSUES:

CO limits number of units to 20
Neighborhood opposition.

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0231 – Gloyd/ Quiroz Rezoning **PC Date:** January 30, 2007
February 13, 2007

ADDRESS: 7219 Mowinkle Drive

OWNER/APPLICANT: Bobby Gloyd and Danny Quiroz

AGENT: Frie Planning and Consulting (Ross Frie)

ZONING FROM: RR

TO: SF-1

AREA: 14.94 acres

STAFF RECOMMENDATION:

Staff recommends approval of single family residence large lot (SF-1) base district zoning.

PLANNING COMMISSION RECOMMENDATION:

January 30, 2007: Postponed at the request of the neighborhood until February 13, 2007.

February 13, 2007: DENIED STAFF'S RECOMMENDATION FOR SF-1 ZONING.
[C.GALINDO, T.ATKINS 2ND] (8-1) M.DEALEY – NAY

DEPARTMENT COMMENTS:

The site is a large undeveloped tract, near the intersection of Mokinkle Drive and Claxton Drive. The site is currently zoned rural residential (RR) base district zoning. The request is for single family residence large lot (SF-1) base district zoning.

The site lies near Williamson Creek in the Oak Hill area. The surrounding land uses are residential or undeveloped, on land with zoning from unzoned county land to a mix of SF-1 and SF-6.

Staff supports the zoning request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	RR	Undeveloped
<i>South</i>	Unzoned (county)	Single Family Homes
<i>East</i>	RR and SF-1 & SF-6	Undeveloped and single family homes
<i>West</i>	RR	Undeveloped

AREA STUDY: The property lies within the Oak Hill Neighborhood Plan, currently underway.

TIA: N/A

WATERSHED: Williamson Creek **DESIRED DEVELOPMENT ZONE:** NO

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Oak Hill Association of Neighborhoods
- Hill Country Estates Homeowners Association
- Wynnrock Area Neighborhood Association
- Westview Estates Homeowners Association
- Save Our Springs Alliance
- Save Barton Creek Coalition
- Barton Spring Coalition

SCHOOLS: (AISD)

Oak Hill Elementary School Small Middle School Bowie High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Mowinkle Drive	50'	27'	Local	No	No	No

CITY COUNCIL DATE:

ACTION:

April 5, 2007

Approved SF-1-CO with a maximum of 20 residential units. (7-0)

May 3, 2007:

ORDINANCE READINGS:

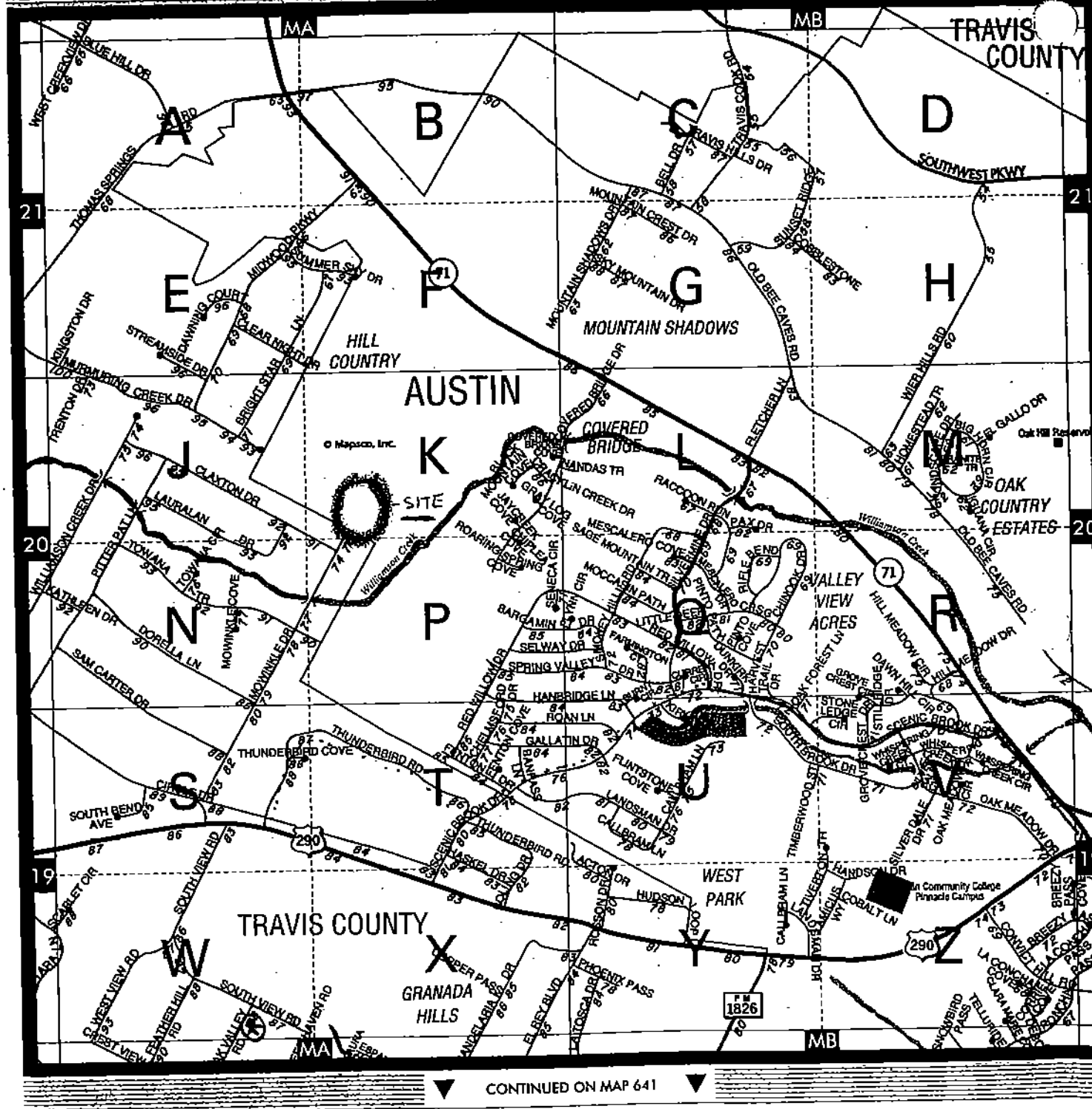
1st 4/5/7 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

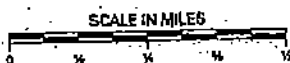
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CONTINUED ON MAP 610

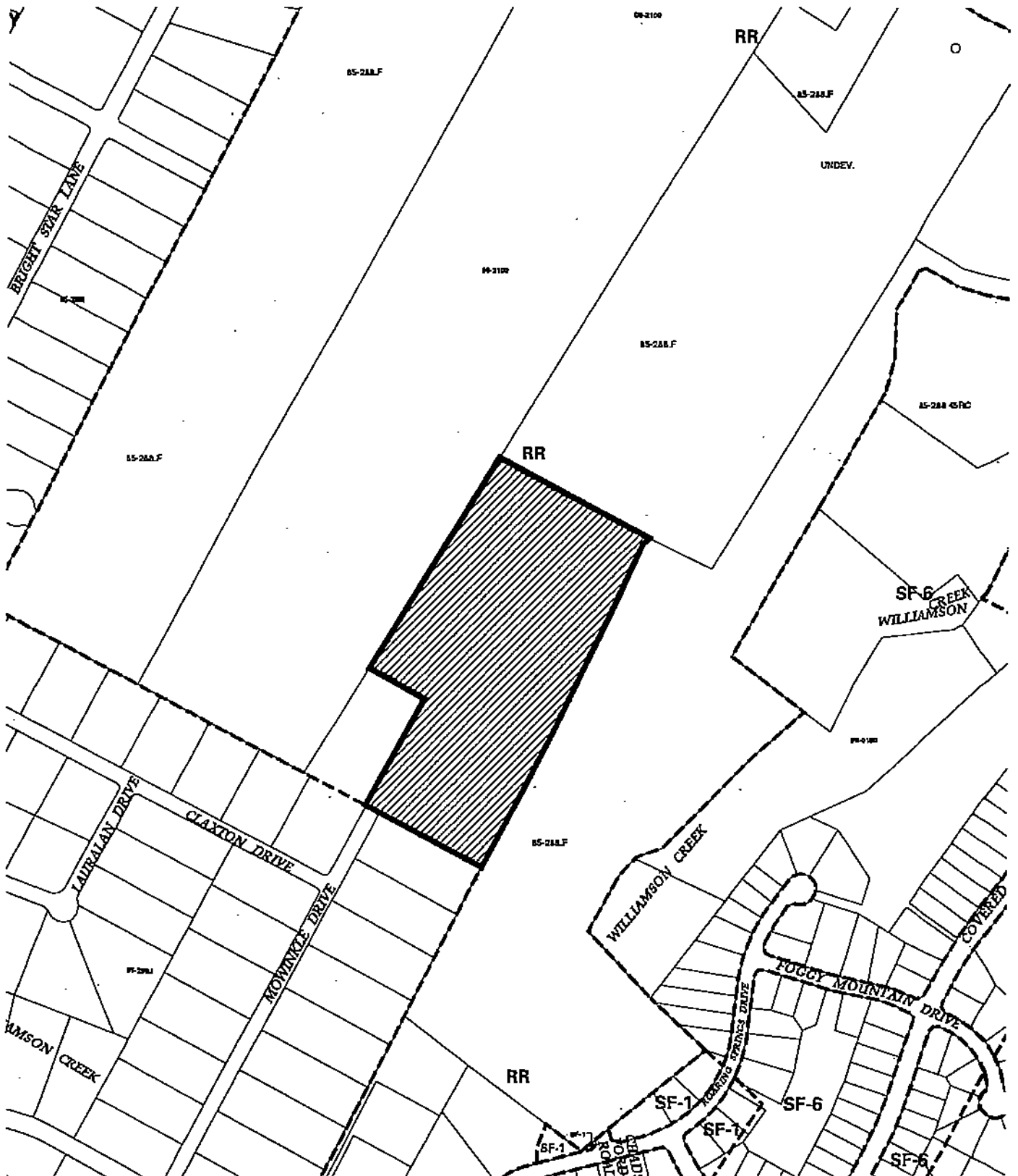
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CONTINUED ON MAP 612



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**** 8:00 AM - 5:00 PM Monday thru Friday ****





 1" = 400'	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R.HEIL</p>	<p>ZONING</p> <p>CASE #: C14-06-0231</p> <p>ADDRESS: 7219 MOWINKLE DR.</p> <p>SUBJECT AREA (acres): 14.940</p> <p>DATE: 06-12</p> <p>INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>A20</p>
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SUMMARY STAFF RECOMMENDATION

Staff recommends approval of single family residence large lot (SF-1) base district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. Granting of the request should result in an equal treatment of similarly situated properties.*

The property is surrounded by undeveloped or low density residential uses. SF-1 zoning would be appropriate.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Mowinkle Drive	50'	27'	Local	No	No	No

Environmental

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing Zone. This tract lies in the Contributing Zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.